

## Project #18-2003, Harry Todd Waterfront Improvements Phase II ALEA

Current Status: Application Submitted

### Project Details

**Primary Sponsor:** Lakewood City of

**Primary Contact:** Mary Dodsworth  
(253) 983-7741  
mdodsworth@cityoflakewood.us

**Funding Program:** Aquatic Lands Enhancement Acct

**Project Type:** Development

### Project Description

The City of Lakewood is making waterfront improvements at Harry Todd Park, a 17 acre park in Lakewood Washington. Harry Todd Park is located on the south side of American Lake, a 1,200 acre freshwater lake in Pierce County. The project goal is to improve water access to the lake by building a fishing pier which will provide the only public fishing dock on American Lake and replacing finger pier docks to support rowing shells and other human powered vessels. In addition the project will replace a restroom facility and connect to a new sanitary sewer located in the area and construct pathways to safely get from parking to open space and picnic areas. This park is located in the in the Tillicum neighborhood, a geographically isolated and extremely low income area. This is the only community park in the area and the only park that provides free waterfront public access.

### Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer
<b>Sites Improved</b>	
Project acres developed	0.02
Project acres renovated	1.00
<b>Completion Date</b>	
Projected date of completion	12/31/2021

### Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
Aquatic Lands Enhancement Acct (FY2020)	\$500,000	39.16 %		Appropriation \ Cash	\$150,000
Sponsor Match	\$776,718	60.84 %	50%	Grant - RCO WWRP	\$626,718
Total Project Funding	\$1,276,718	100.00 %			
<b>Project Cost Summary</b>		<b>Project %</b>	<b>Admin/A&amp;E %</b>	<b>Maximum for Selected Program</b>	
<b>DEVELOPMENT COSTS</b>					\$500,000
Development	\$1,063,932				
A&E	\$212,786		20.00 %		\$212,786 (20%)
Subtotal	\$1,276,718	100.00 %			
<b>Total Cost Estimate</b>	\$1,276,718	100.00 %			

### Worksites and Properties

**County:** Pierce

**Legislative Districts 2012:** 28

**Congressional Districts 2012:** 10

**Salmon Recovery Regions:** Puget Sound

**DNR Watershed Units (WAU):** Chambers-Clover

**4th Field Catalog Units (HUC):** KITSAP

**WRIA:** Chambers-Clover

**Township:** T0 NR W

**Coordinates:** 47.12861942  
-122.55745518

### Worksite #1: Harry Todd Park

**Coordinates from Mapped Point:** Latitude: 47.12861942

**Longitude:** -122.55745518

**Coordinates from Worksite** Latitude: 47.127143

**Longitude:** -122.552294

**Directions:**

**Worksite Description:** All work is to be undertaken in the southwest corner of the park that fronts on American Lake. This is a steeply sloped parcel that separates active

waterfront access facilities for park support facilities including parking and restrooms. The proposed work includes replacing floats utilized for human-powered watercraft and building a new fishing pier to support public fishing. Additional work includes replacing the existing restroom with a fully accessible facility and connecting to a new sanitary sewer system.

**Site Access Directions:** From I-5 take the Murray Road SW exit, (Exit 123), and head west on North Thorne Lane. Turn left onto Woodlawn Street SW and proceed 900' to the park entrance on the right.

**Worksite Address:**  
8702 North Thorne Lane SW  
Lakewood, WA 98499

## Development Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
<b>Buildings and Structures</b>		
<b>Construct / install restroom</b>		
Total cost for Construct / install restroom		\$194,000.00
Number of restrooms	1 new, 0 renovated	
Select the restroom type	Restroom	
Provide the square feet of each restroom	1200	
<b>General Site Improvements</b>		
<b>Develop circulation paths or access routes</b>		
Total cost for development of circulation paths or access routes		\$20,462.00
Enter length of circulation paths and routes by surface type - Concrete	310	
Minimum width of the circulation paths or access routes	5	
Lighting provided (yes/no)	Yes	
<b>Install fencing/barriers</b>		
Total cost for Install fencing/barriers		\$10,934.00
Select the fencing types	Other	
Linear feet of fencing/barriers installed	130	
Number in feet of fence height	4	
Select the barrier types	Barrier rock, Bollards	
<b>Install lighting (general security)</b>		
Total cost for Install lighting (general security)		\$2,000.00
Number of general security lights installed	1	
<b>Install signs/kiosk</b>		
Total cost for Install signs/kiosk		\$8,000.00
Number of kiosks	0 new, 0 renovated	
Number of interpretive signs/displays	1 new, 0 renovated	
Number of permanent entrance signs	1 new, 0 renovated	
Project involves installation of informational signs (yes/no)	Yes	
<b>Install site furnishings</b>		
Total cost for Install site furnishings		\$12,900.00
Select the site furniture / amenities	Benches, Bike racks, Drinking fountains, Recycling/Trash receptacles	
<b>Landscaping improvements</b>		
Total cost for Landscaping improvements		\$12,600.00
Acres of landscaped area	0.75	
Select the landscape features	Boulders, Drainage, Grass/turf, Groundcover, Irrigation, Native vegetation, Trees/shrubs	
<b>Site Preparation</b>		
<b>General site preparation</b>		
Total cost for General site preparation		\$125,116.00
Acres of site preparation	1.02	
Buildings / structures to be demolished	restroom building (42 years) playground (26 years) piles and floats (28 years)	
Select the site preparation activities	Demolition, General site prep activities, Mobilization, Removal of piling, Surveying	
<b>Utilities</b>		
<b>Install power utilities</b>		
Total cost for Install power utilities		\$4,600.00
Select the power utilities	General service connection, Relocate/bury power utility	
<b>Install sewage system</b>		
Total cost for Install sewage system		\$6,800.00
Select the sewer utilities	Sewer connection	
<b>Install stormwater system</b>		
Total cost for Install stormwater system		\$13,200.00
Select the stormwater utilities	Bio filtration swale, Catch basins, Stormwater line	
<b>Install water system</b>		
Total cost for Install water system		\$4,320.00
Select the water utilities	Water line, Water service connection	

<b>Water Access</b>		
<b>Develop fishing facilities</b>		
Total cost for Develop fishing facilities		\$335,000.00
Number of fishing facilities	1 new, 0 renovated	
Select the fishing facilities	Pier	
Number of fish cleaning stations	1 new, 0 renovated	
<b>Develop hand launch facilities</b>		
Total cost for Develop hand launch facilities		\$310,000.00
Number of hand launches	3 new, 0 renovated	
Select the type of hand launch facility	Float	
<b>Permits</b>		
<b>Obtain permits</b>		
Total cost to Obtain permits		\$4,000.00
Number of permits required for implementation of project		
<b>Architectural &amp; Engineering</b>		
<b>Architectural &amp; Engineering (A&amp;E)</b>		
Total cost for Architectural & Engineering (A&E)		\$212,786.00

## Development Questions

1 of 7	<p><b>Identify the source of funds (i.e. federal grant, Conservation Futures, local appropriations, private land donation, etc.) that was originally used to acquire the property.</b></p> <p>The property was donated to Metro Parks Tacoma in 1919, who deeded it to Pierce County in 1959 who then transferred to the City of Lakewood after incorporation in 1996.</p>
2 of 7	<p><b>Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.</b></p> <p>Yes, Harry Todd Park- Local Park</p>
3 of 7	<p><b>Cultural Resources: Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.</b></p> <p>Yes, April 2018. Nisqually Tribe, Puyallup Tribe, and Steilacoom Tribe were notified as part of a concurrent SEPA process.</p>
4 of 7	<p><b>Describe existing worksite site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.</b></p> <p>The project site consists of 300 LF of frontage on American Lake that slopes steeply up to existing parking and other park support facilities. The shoreline is developed with a swimming beach and four aging finger floats which provide access for limited fishing and human powered boat launching. The two areas are connected by paved walkways that are being upgraded as part of a Phase I project to meet accessibility standards.</p>
5 of 7	<p><b>Cultural Resources: Describe any proposed ground disturbing activities that will take place as part of your project. This includes work conducted by hand or mechanized tools. Provide specific information including length, width, and depth of the ground disturbance. Ground disturbing work includes all restoration activities, geotech, fencing, demolition, etc. Avoid subjective phrases such as “ground disturbing activities will be minor”.</b></p> <p>Disturbance of the upland area will include the demolition and reconstruction of a restroom along with associated utilities. It is anticipated that all ground disturbance will be limited to the top 3' of existing grade to accommodate footings, fence posts, and utility trenches. This will occur over an area of approximately .34 acre. Other ground disturbing activity will be related to the installation of pilings as needed to support a new fishing pier and floats. This activity will occur within an area of approximately .06 acre. and may reach depths of 10' or greater.</p>
6 of 7	<p><b>Give street address for this worksite if available.</b></p> <p>8702 N Thorne Lane SW, Lakewood, WA 98498</p>
7 of 7	<p><b>Cultural Resources: Are there any structures existing on the property (including tidegates, dikes, residential structures, bridges, rail grades, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each altered structure.</b></p> <p>Yes, restroom building- 1973 fishing pier- 1986 finger piers- 1986</p>

## Property for Harry Todd Park Worksite #1: Harry Todd Park

<b>Activity:</b> Development	
<b>Landowner</b>	<b>Control and Tenure</b>
Lakewood City of	<b>Instrument Type:</b> Sponsor owned property (deed)
6000 Main St SW	<b>Purchase Type:</b>
Lakewood, WA 98499-5027	<b>Term Length:</b> Perpetuity
	<b>Expiration Date:</b>
<b>Landowner Type:</b> Local Government	<b>Note:</b>

## Overall Project Questions

1 of 11	<p><b>Does the project site or project boundary lie within the urban growth area boundary of a city or town with a population of 5,000 or more? If yes, name the community and attach one map called Population Proximity Map under the Attachment Tab in PRISM.</b></p> <p>Yes- City of Lakewood</p>
2 of 11	<p><b>Describe any ground disturbing work that will be necessary as part of the design process, such as geotech work. Include anticipated number of</b></p>

test sites, depth of disturbance, location, etc.

Soil borings may be conducted off-shore in order to determine the required depth for support piles on the pier and floats. At this time a maximum of three borings are anticipated.

- 3 of 11**    **Is the project on State Owned Aquatic Lands? Please contact the Washington State Department of Natural Resources to make a determination. ([www.dnr.wa.gov/Publications/aqr\\_land\\_manager\\_map.pdf](http://www.dnr.wa.gov/Publications/aqr_land_manager_map.pdf))**  
Yes, DNR will review project and determine if new or updated leases are required
- 4 of 11**    **Does your project address or accommodate the anticipated effects of climate change? If yes or maybe, please describe how.**  
Yes, Yes the proposed project will help to address or accommodate climate change by replacing aging infrastructure with new facilities that are more resilient to climate change. These include: removing old deteriorated floats and building a fishing pier which will protect areas of the shoreline. The waterfront facilities are more resilient because they are made of durable materials and will be less impacted by wave effects and water fluctuation levels. Also, a new restroom building will be easier to access by all people and easier to maintain which will reduce the amount of chemicals leaching into the area.. Also, by connecting to a sanitary sewer system (and decommissioning an old septic system) there will be less chance of environmental contamination.
- 5 of 11**    **When this project is completed, what are the projected economic benefits to the community or region? Consider factors such as employment, tourism, environmental improvements, property values, tax revenues, and benefits to human health and wellness. The economic benefits may be realized by government, private businesses, or the general public. Reference existing studies or data. (750 characters max)**  
Jobs will be created for those improving the property, those building prefabricated products for the site (restroom and docks) as well as those providing ongoing maintenance and operations of the site. Studies have shown that property values increase for houses near well maintained park properties. Opportunities to participate in outdoor activities improve the quality of life for residents; provide opportunities for families to recreate together and create healthier lifestyles. Learning to fish can create lifelong skills and generate new stewardship interests. Waterfront festivals and rowing regatta events can generate economic impact from tourism dollars - greatly needed in this area. Creating safe play areas in isolated locations gives people with limited mobility or access to transportation the chance to walk, ride or visit the site and can improve health and reduce obesity.
- 6 of 11**    **Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.**  
Paid consultants and contractors
- 7 of 11**    **Do you plan to restrict or limit general public availability or use of the site in any way? If yes, describe the type of restriction, the portion of the project area that will be restricted (an illustrative map may be requested), and the reason(s) the public will be restricted.**  
No
- 8 of 11**    **Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.**  
Yes, WWRP Water Access grant - anticipate funds available in June, 2019
- 9 of 11**    **Does this application contain elements required for mitigation for other project(s)? If yes, explain:**  
No
- 10 of 11**    **Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.**  
Yes, ALEA #16-1976 WWRP- Water Access #16-1824
- 11 of 11**    **Are there known subsequent phases for which you expect to seek future RCFB grant funding?**  
possibly phase 3 - playground and upland improvements - WWRP local parks.

## Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Archeological & Cultural Resources (EO 05-05)				
Building Permit	04/30/2019	06/30/2019		
Endangered Species Act Compliance [ESA]				
Hydraulics Project Approval [HPA]	04/30/2019	11/30/2019		
SEPA				
Shoreline Permit				

### Permit Questions

- 1 of 1**    **Will this project require a federal permit? If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project? You may need to request a pre-application meeting with the permitting agency to answer this question.**  
Unknown, All ground disturbing work will be noted on all permits.

## Project Attachments

Attachment Type	Title	Attach Date
Control & Tenure	quick claim deed.pdf.pdf	04/30/2018
Documentation		
Map: Boundary map – Draft	area map.pdf.pdf	04/30/2018
Map: Population Proximity	Proximity map UGA.pdf.pdf	05/01/2018
Photo	proposed improvement area aerial.jpg.jpg	05/01/2018
Photo	20160120.JPG.jpg	04/30/2018
Site Plan: Conceptual Site	1 Preliminary Preferred Plan Phase II .jpg.jpg	05/01/2018

# Application Status

Application Due Date: 05/01/2018

Status	Status Date	Name	Notes
Application Submitted	05/01/2018	Mary Dodsworth	
Preapplication	04/24/2018		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Mary Dodsworth, 05/01/2018)